

TOWN OF HINGHAM

**SUPPORTING STATEMENT -
REQUESTED FINDINGS**



**FORM 2D
SPECIAL PERMIT A2
SITE PLAN REVIEW**

BOARD OF APPEALS

Petitioner The Hingham Historical Society seeks
a Special Permit A2 under Section(s) I-F, I-G, and I-I

of the Zoning By-Law for property located at 181 North Street, Hingham, MA

and asks the the Board of Appeals make the following findings of fact in accordance with the provisions of law and Section I-G and I-I of the Hingham Zoning By-Law:

1. The proposed use is consistent with the general purposes of this By-Law and will not adversely affect the health, safety or welfare of the prospective occupants, neighbors, or the Town generally, for the following reasons:

The impact of the anticipated use of the building as a house museum will not greatly exceed its impact as a residential property. The appearance of the property from the street will be unchanged and the number of persons accessing the property will be limited as a function of both the age and physical layout of the house and the Society's anticipated programming. The use of the property as a house museum is appropriate and beneficial in a local and national historic district.

As discussed more fully in the attached memorandum, in the near term, the model for providing public access to the house will be that currently in use at the Society's 1686 Old Ordinary house museum. Like the Old Ordinary, the subject property will be open to the public for scheduled, docent-led tours and also, when possible, on request. Access will be provided to researchers and scholars and Society staff and volunteers involved in collections care. We expect to also to open the house for school tours.

2. The proposed development meets accepted design standards and criteria for the functional design of facilities, structures and site construction, in the following way(s).

We will construct an accessible entrance at the back of the house by enlarging the existing back doorway and constructing a wheelchair ramp along the back side of the house.

We will use appropriate, pervious materials to upgrade the existing driveway surface and create new parking spaces.

We will comply with any building code upgrades required of an historic house museum under the State Building Code.

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3. The proposed development will not create adverse impacts, or such potential adverse impacts will be mitigated, so that development will be compatible with the surrounding area, in the following way(s):

The appearance of the property from the street will be unchanged and open space and setbacks unaffected. The number of visitors to the house will be limited, as a function of both the age and physical layout of the house. Entrance to the house will as a rule be through the rear, where adequate space is available for on-site, outdoor assembly of visitors. On-site parking consistent with the intensity of the anticipated use will be provided. (See supporting memorandum and plans, attached.) Anticipated use will predominantly occur during daylight hours; some additional exterior lighting is planned which will be consistent with that on a residential property.

4. The proposed use provides safe access and circulation, taking into account driveways, entrances and exits, nearby intersections, sight distances and grades, in the following way(s):

Access to the house will be predominantly through the rear door, which has ample outside gathering space and is adjacent to the existing U-shaped driveway servicing the property. The drop-off spot, gathering area, and parking are all on a relatively flat grade; a handicap ramp will be supplied at the rear door. Handicap and other parking will be provided off the existing U-shape drive. See proposed plan.

As discussed in the supporting memorandum, for the foreseeable future, foot and vehicular traffic onto the property will not be substantially greater than at a residential property or the Society's existing house museum, the Old Ordinary.

5. a) Off-street parking in compliance with Section V-A of the By-Law is provided as follows:

Section V-A does not indicate what number of spaces are required for a house museum. The Society is seeking a parking determination with a Special Permit Application A-3.

- b) Safe and adequate off-street loading and delivery areas for materials and customers as well as sufficient access for service, utility and emergency vehicles, in the following way(s):

Off-street loading and delivery and utility and emergency vehicles will use the existing U-shaped driveway. Access to the house will be predominantly through the rear door, which provides ample outside gathering space adjacent to the U-shaped driveway servicing property. All are on a relatively flat grade, and a handicap ramp will be supplied at the rear door. See proposed plot plan. Handicap and other parking will be provided off the existing U-shape driveway.

6. The proposed use provides safe and adequate means of waste disposal - sanitary, solid and storm water drainage - in the following way(s):

The existing sewer connection provides a safe and adequate means of waste disposal. After the Society purchases the property, there will be no full-time residents in the house. Storm water drainage will not be adversely affected because pervious materials will be used when upgrading the surface of the existing and creating new parking spaces.

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7. Please indicate areas of compliance or noncompliance with all other applicable sections of the Hingham Zoning By-Law, or additional zoning relief sought.

We will require building permits (1) for a change in use and (2) for handicap accessibility.

We will require a certificate of appropriateness from the Historic Districts Commission.

8. Please indicate other regulatory permits and/or licenses (local, state and federal) required for development of this project.

None.

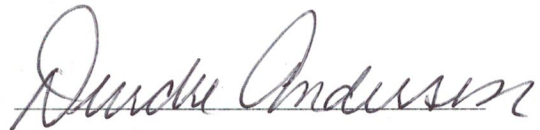
Work performed on the property will require input from Historic New England, which holds a preservation easement on the property. Discussions with Historic New England are ongoing, and it has agreed in concept with all of the alterations described in this application.

NOTE: It is anticipated that many of the above questions may be answered by the submission of plans and/or supplementary studies. In the review process the Board of Appeals and/or Planning Board have the authority to employ professional consultants or experts, at the applicant's expense as provided in Section I-I, to evaluate the information submitted on the boards' behalf.

The rights authorized by a special permit expire two years from the date the decision is filed with the Town Clerk, unless exercised or extended in accordance with the terms of M.G. L. 40A, §9.

Date August 19, 2020

SIGNATURE



(Petitioner/Agent)

Hingham Historical Society

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Please attach additional sheets if space provided is insufficient.

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